

An ACCOUNT of the LAND-BANK,

S H E W I N G

The Design and Manner of the Settlement.
The Profits to the *Subscribers*.
The Advantage to the *Borrowers*.
The Conveniency to the *Lenders*.
That it will be the Support of the *Nobility* and
Gentry of *ENGLAND*, and
A Publick Good to the whole Nation.

BILLS or Notes of Credit, secur'd on a valuable and certain Fund, are of great Advantage to Commerce & Trade, Payments being thereby made easie, quick, & certain: but if such Notes or Bills of Credit are not so strictly Limited, as they cannot exceed the Values of their Funds, they may prove a Damage to Traffick, and a Loss to the Trader; for, Bills given out upon an Unlimited Credit, must chiefly have for their Security the Profit of those Undertakings wherein the Moneys are employ'd for which those Bills of Credit were given, and therefore differ little from the Trust or Credit that is given to private Traders, which is good or bad, as they are fortunate or unfortunate, and so grow Rich or Poor by their Trades.

Therefore that the Lands of England may be made a *Solid, Certain, & Well-Limited Fund* of Credit: As useful to the Owners as so much Ready Money, And of greater value: Is the design of the *Land-Bank*; as will appear by the manner of the Settlement and Consequences of it.

The Manner of the Settlement.

1. The Governors of the *Land-Bank* will Lend Money on Land or Houses, at 3 *l. 10 s. per Cent. per Ann.* to all Persons that shall Convey their Estates according to the Settlement, which is thus: Their Estates are to be convey'd in Trust for the payment of the Principal and Interest to the Governors of the *Land-Bank*; And upon further Trust, That the said Governors may have Power to charge the said Lands with Notes or Bills of Credit for the said Moneys so borrow'd, and Interest for the same.
2. That the Bills of Credit charged on the Land, & given out by the Governors for the taking in of Money, shall be paid on demand, with Interest after the rate of 2 *l. per Cent. per Ann.* For which purpose One Hundred Thousand Pounds is Subscribing, That there may be a sufficient Cash lye ready to answer such Bills.
3. That the Funds of Credit may be certain, and well-limited, The Governors are not to lend or charge any Bills of Credit for more than Three fourths of the Value of the Land or Houses. And every Bill will have Reference, by a Letter and Figure, to the Book and Place where the Land is Register'd on which that Bill is charg'd.
4. That no Loss may for ever happen to any of their Bills of Credit, thro' Deficiency of Title, or Want of Value; The Governors are immediately to lay out Ten thousand Pounds, part of the One hundred thousand Pounds subscrib'd, as a Collateral Security to Ensure the Value of their Bills; And also every Year to lay out Ten Shillings of the Interest of the 3 *l. 10 s.* to encrease the said Security.
5. The Borrowers of Money may at any time, without giving Notice, pay in the Money borrow'd, or any part of it, and their Lands will be accordingly discharg'd; Or they may continue it (paying the Interest) till three years after the first notice to be given for the payment of the Principal in, by a *Monthly Account*. The Interest of 3 *l. 10 s.* is to be paid Quarterly; but in case it be not paid within One month after the Six months is due, then they must pay after the rate of 5 *per Cent.* for the Six months.
6. There will be a *Monthly Account* from the *Land-Bank* printed and publish'd the first Monday in every Month, which is the Notice, by the Settlement, for all Matters relating to the Bank; And it will be also used for the publishing of the Sale of Land and Houses, which will be beneficial for the Buyer and Seller. They are to pay Ten Shillings *per Cent.* according to the Value of the Land or House sold. The manner will be to this effect:

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7. *The Rentall or Value of the Land or Houses: The Price that they will be set up at. The Money that is to be Bid, And the Day of Sale: Shall be Thrice published in the Monthly Account, That all Persons may have timely notice to Examine and Enquire into the Value of the said Land or Houses; and the Persons that intend to purchase are to give in their Proposal in Writing, seal'd up, at the day of Sale, which Proposal shall be open'd in their presence, and the fairest Bidder shall be the Purchaser. And, that the Sale of Land or Houses may be as quickly dispatch'd as the Sale of Goods; If the Purchaser will pay down One fourth part of the Value, the Governors of the Bank will lend him the other Three fourths, and continue the same at Interest.*

8. *The Governors of the Bank are to be chosen yearly by the Majority of Votes: Every Subscriber for 100 l. to have One Vote, and none more than Ten Votes. The number of the Governors are to be Twenty one, and Six of them that have the fewest Votes are to go off every Year, and not be capable of being chosen till the third Year after. Twenty Pounds of the Subscription-Money to be paid down when the Governours are Chosen.*

The Profit to the Subscribers: Will be 1 l. 10 s. per Cent. for all the Moneys that the Bank shall Lend, and 10 s. per Cent. of the Value of all the Estates they shall Sell; which, according to the computation that some Persons make, that there is two or three Millions at Interest upon the Land, may make the Stock to produce thirty or forty per Cent. profit yearly; for how great soever the Sums are that are owing at Interest upon Land, it may be all lent by the Bank, and the Bills paid on demand, and circulated with One hundred thousand Pounds; but yet, if by Experience it shall be found not sufficient; There is a provision in the Settlement For the subscribing One hundred thousand Pounds more, for which the first Subscribers are to have the Preference.

The Advantages to the Borrowers: Are, That they may have Money at 3 l. 10 s. per Cent. Three fourths of the Value of their Lands: And may pay back the Money at any time; Either the whole or part; which last Advantage is so great, that for want of it, the Borrowers often suffer very great Losses; for when the Sums lent on the Land are great, They are difficult to be borrow'd; More Persons having Small Sums than Great; and the Interest being greater than the Rent of the Land, and so being not paid, the Sum is encreased. And because it must be repaid together, The Borrowers are put under such Difficulty in paying it, that before they can get it, they are often foreclosed of their Equity of Redemption, and many times Lose a Fourth part of the Value of their Estates. And if they get it, they are very great Losers by the Interest of the Money lying dead while they make up the Whole Sum.

The Conveniency to the Lenders, that Take the Bills of Credit, Are, That tho' the Interest be small, yet their Security is on the Land, And the Money at demand; Which may be a greater Conveniency to them, when an Opportunity is offer'd, either in Purchasing Goods or Land, than if they had a greater Interest on the same Land, and their Money not at command.

It will be the Support of the Nobility, and Gentry of England: By Lowering the Interest of Money, and Raising the Value of their Estates; For in all Countries the Price of Land is govern'd by the Rate of the Interest of Money. When Money in England was at 8 per Cent. Land generally sold for Fifteen or Sixteen Years Purchase: when it was reduc'd to 6 per Cent. Land was rais'd to Twenty Years Purchase; and after, Plenty of Money reducing Interest on Real Securities to 5 per Cent. Land sold for Twenty four or Twenty five Years Purchase. And when the Land-Bank shall lend Money at 3 l. 10 s. per Cent. Interest must be reduc'd to the same Rate; And Land, by the same Rule, must rise to Thirty one and Thirty two Years Purchase. Besides the other Advantages by this Settlement, which will be. By The Quick and Easie Borrowing of Money, and Buying and Selling Land, which will add to the Value of Land, and make it better than Ready Money, and may in time raise it to Forty Years Purchase.

It will be a Publick Good to the Whole Nation: For the Land of England is the Fund and Riches of the Nation, by which the Government is supported, and the Nation defended; and whatsoever raiseth the Value of Land, encreaseth the Riches and Strength of the Nation.

It's expected that the Settlement will be in a few Days sealed; therefore those Persons that have occasion to borrow Money of the Bank, or sell their Estates, may Enter at the Office the Value of their Estates, and the Sum of Money they would borrow, and the Price they will sell their Estates at; for it's intended to prevent all Exceptions, that the Securities shall be proceeded on, and all Matters dispatch'd in Order, as they shall stand Enter'd in the Office.

The Register-Office for Entering Estates, and Lending of Money, is kept in Lincolns-Inn, over the Stamp Office, where the Subscription-Book lies; and the Bank-Office for Paying and Taking in of Money, and giving out of the Bank Bills, will be kept in the Upper Part of Exeter-Change in the Strand.